

Minutes
October 6, 2016
North End - Huntington Heights Architectural Review Board

Members present:

Karl Dahlen, Norwood Groce, Mary Kayaselcuk, Gardner Snead, Phil Shook

Members Absent:

Russell Beck, Carolyn Hughes

Staff present: David Watson

The meeting was called to order at 6:00 PM.

Minutes of the September 1, 2016 meeting were tabled for review until the next meeting.

New Business

Guidelines Update

The following modifications were proposed.

Section IV G – Replacement of asbestos shingles will now be administrative review instead of Board review.

Section IV L. Step 3 – clarification regarding the enclosing of front porches noting that screening in a porch is considered enclosing the porch, and that as front porch enclosure is prohibited under the Guidelines, so too is screening in a front porch.

COA-16-291 Ed Ireland. 230 52nd Street. Request to install new vinyl siding over existing wood siding on the principal structure and detached garage.

Reviewing the application, staff noted that the applicant proposes to cover this wood siding with vinyl clapboard siding. The existing wood siding is clapboard siding. The new siding will be a 4.5" reveal clapboard siding. The Board noted that an eight inch water board was at the base of all elevations and that this feature should be preserved. It was also noted that the open soffits must remain open.

Ms. Kayaselcuk made a motion for the installation of new vinyl siding on the house and detached garage. The siding shall be 4 – 4.5" reveal flat clapboard style. The 8" wood water board running along the base of the walls shall remain. If the existing water board is in poor repair, it shall be replaced in part or whole with new material that may be wood or PVC lumber.

Mr. Groce provided the second.

Aye: Dahlen, Groce, Kayaselcuk, Snead, Shook.

Nay:

Motion carried 5:0

COA-16-292 Phil Shook 310 55th Street. Demolition of an existing detached garage and the construction of a new detached garage incorporating the same footprint.

Mr. Shook recused himself from the board.

Staff noted that the application called for the following actions:

Demolish current garage.

Build new garage on old foundation, with 1 ft 10 in extension to north and 1 ft 9 in extension to the west. (from 14 ft 3 in x 20 ft 2 in to 16 ft x 22 ft)

The application noted the following details regarding the proposed new garage:

The garage will be gable ended with gables on north and south ends of garage. Sides and rear will be sided in 4 inch exposure clapboard siding, to match the exposure on first floor of house. The front below the eaves level will be sided in 4 inch exposure clapboard siding, identical to side and rear. The Front above eaves will match style of gabled bay on house with entablature of eaves extending across front, with shingle siding above the entablature with a window matching the gabled bay of the house.

The roll-up garage door, 7 ft high x 9 ft wide. Steel or fiberglass with pattern to match style of carriage house with either all solid panels, or topmost panel with glass, with appearance of divided lights, to coordinate with window in front gable and west side. Windows on west side of current structure will be re-used in new structure. Service door will be steel or fiberglass, either 6 panel solid, 6-panel with top panels with glass, or 9 pane half glass door. Trim on garage to coordinate with corner trim and entablature on house. The roof will match the current roof using fiberglass architectural shingles GAF "Driftwood" color.

Ms. Kayaselcuk made the motion to approve

Mr. Groce provided the second.

Aye: Dahlen, Groce, Kayaselcuk, Snead

Nay:

Abstention: Shook

Motion carried 4:0

The meeting adjourned at 7:00PM